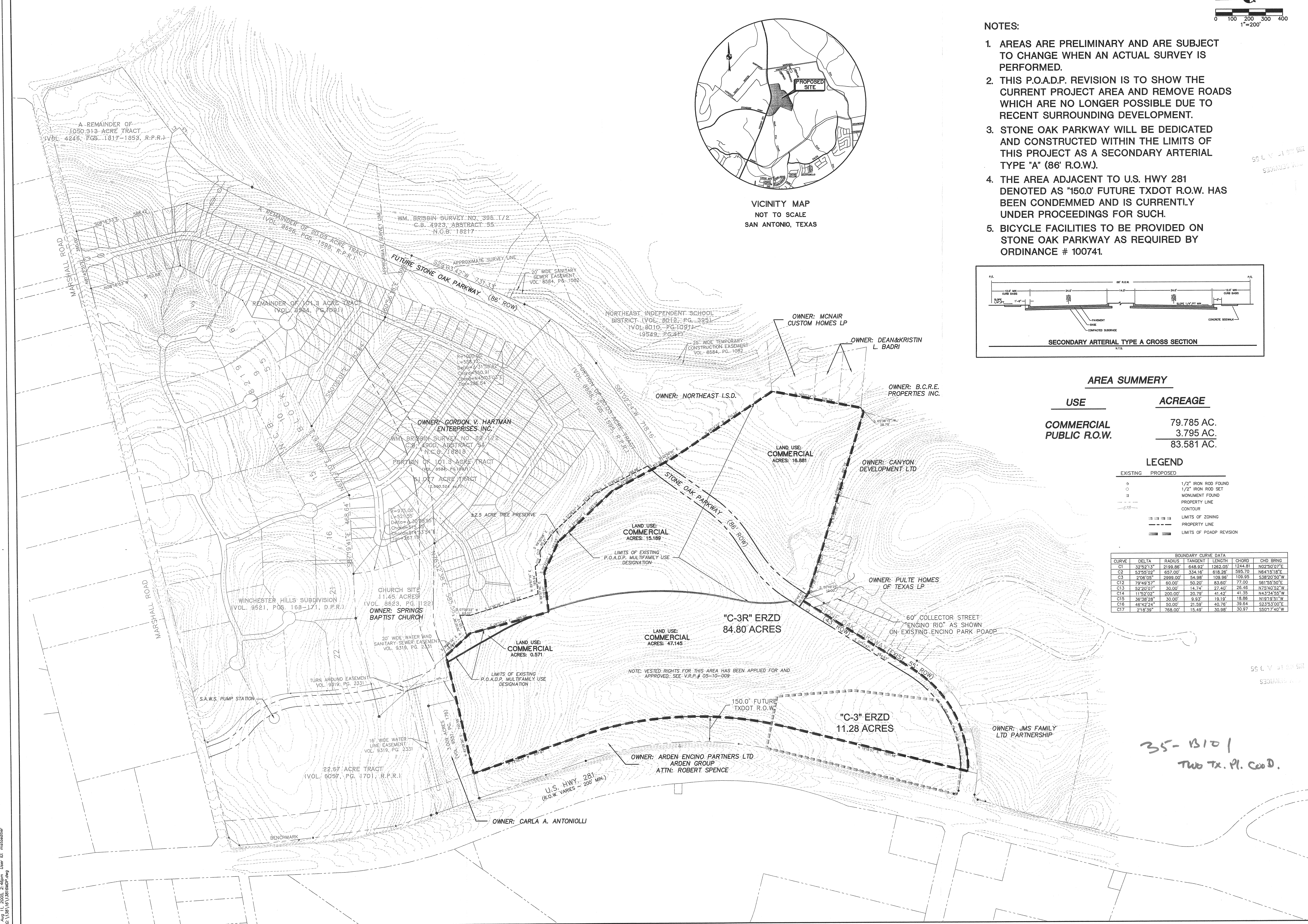
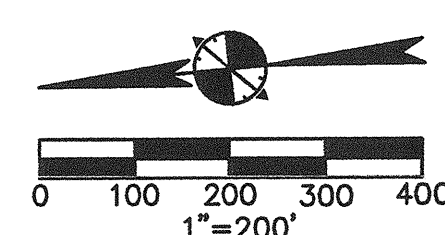


Date: Aug 13, 2025
User: mscdenter
File: G:\1381\1381.dwg
Plot: G:\1381\1381.dwg



- NOTES:
1. AREAS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WHEN AN ACTUAL SURVEY IS PERFORMED.
 2. THIS P.O.A.D.P. REVISION IS TO SHOW THE CURRENT PROJECT AREA AND REMOVE ROADS WHICH ARE NO LONGER POSSIBLE DUE TO RECENT SURROUNDING DEVELOPMENT.
 3. STONE OAK PARKWAY WILL BE DEDICATED AND CONSTRUCTED WITHIN THE LIMITS OF THIS PROJECT AS A SECONDARY ARTERIAL TYPE "A" (86' R.O.W.).
 4. THE AREA ADJACENT TO U.S. HWY 281 DENOTED AS "150.0' FUTURE TXDOT R.O.W. HAS BEEN CONDEMMED AND IS CURRENTLY UNDER PROCEEDINGS FOR SUCH.
 5. BICYCLE FACILITIES TO BE PROVIDED ON STONE OAK PARKWAY AS REQUIRED BY ORDINANCE # 100741.



Bury+Partners
ENGINEERING SOLUTIONS
1800 San Pedro Avenue, Suite 100
San Antonio, TX 78215
Tel: (210) 555-9999 Fax: (210) 555-9999
Bury+Partners-San Antonio, TX

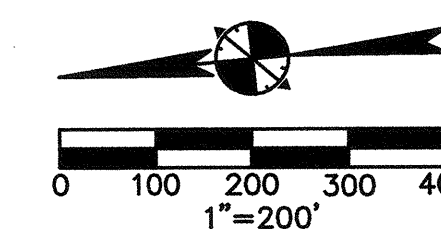
DBI
David Berndt Interests, Inc.
CONVEYANCE SERVICES
3602 N. MAJESTIC BLVD., SUITE 210
DALLAS, TEXAS 75245

A REVISION TO:
PRELIMINARY OVERALL
DEVELOPMENT PLAN
#268/M.D.P.
ENCINO PARK

VILLAGE AT STONE OAK
SAN ANTONIO, TEXAS

PLOTTING SCALE: 1"= 1'
DATE REVISED: 03/15/05
FILE: G:\1381\1381.dwg
DRAWN BY: GTG
DESIGNED BY: KWL
REVIEWED BY: KWL
PROJECT NO.: 138-16.00

SHEET
1
OF 1



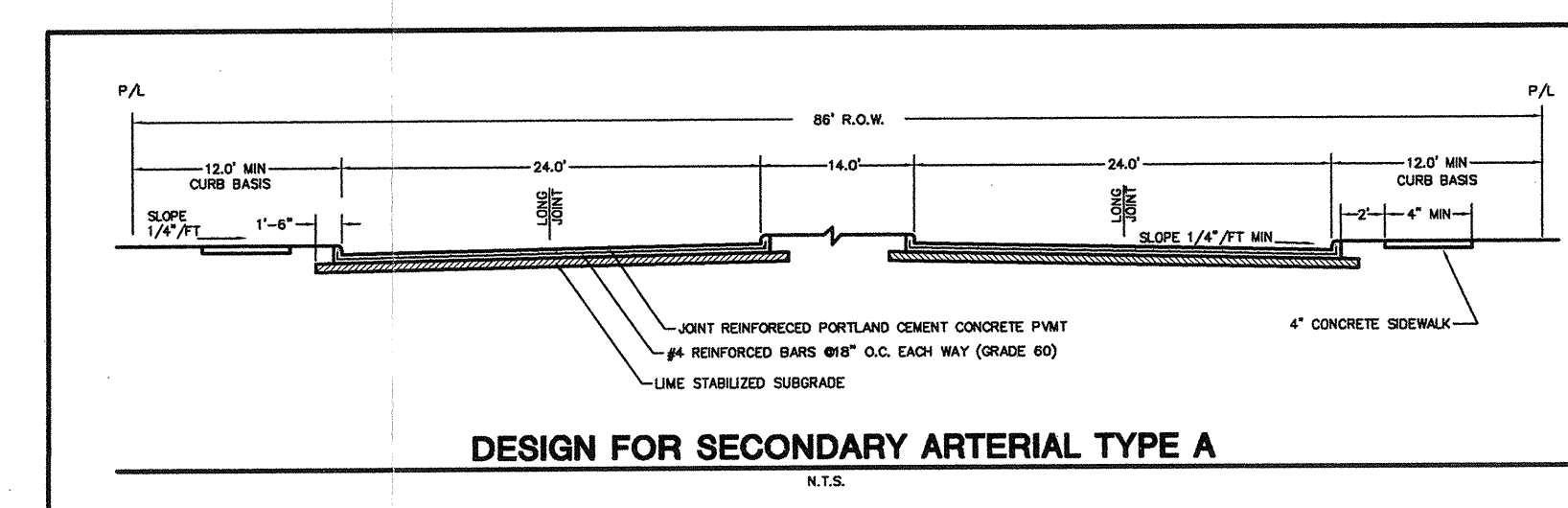
location Map

 $1 = 2000$

A REMAINDER OF
1050.313 ACRE TRACT
(VPI- 4246 PGS.-1817-1853, R.P.R.)

NOTES:

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AREA SUMMERY

<u>USE</u>	<u>ACREAGE</u>
COMMERCIAL	79.195

LEGEND

EXISTING		PROPOSED	
9		1/2" IRON ROD FOUND	
10		1/2" IRON ROD SET	
11		MONUMENT FOUND	
12		PROPERTY LINE	
13		CONTOUR	
14		PROPERTY LINE	
15		CONTOUR	
16		PROPERTY LINE	
17		CONTOUR	
18		PROPERTY LINE	
19		CONTOUR	
20		PROPERTY LINE	
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97		CONTOUR	
98		PROPERTY LINE	
99		CONTOUR	
100		PROPERTY LINE	

35-2101

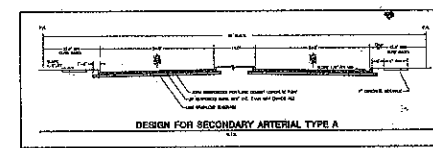
- ANNOTATE MOP PERIODIC LIMIT
- TWO TX. PLAN COORDINATES
- IDENTIFY AREA OF VESTING
- NEED LOCATION

FILE #	1"
FILE #	1"



NOTES:

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AREA SUMMARY

USE	ACREAGE
COMMERCIAL	79.195

LEGEND

- EXISTING**
- 1/2" HIGH ROAD TRAIL
 - 1/2" HIGH ROAD TRAIL
 - PROPERTY LINE
 - PROPERTY LINE
 - PROPERTY LINE
- PROPOSED**
- 1/2" HIGH ROAD TRAIL
 - 1/2" HIGH ROAD TRAIL
 - PROPERTY LINE
 - PROPERTY LINE
 - PROPERTY LINE

BOUNDARY DATA

LINE	TYPE	ACRES	PERCENT	LENGTH	AREA	PERCENT
1	1/2"	1.00	1.25	1.00	1.00	1.25
2	1/2"	1.00	1.25	1.00	1.00	1.25
3	1/2"	1.00	1.25	1.00	1.00	1.25
4	1/2"	1.00	1.25	1.00	1.00	1.25
5	1/2"	1.00	1.25	1.00	1.00	1.25
6	1/2"	1.00	1.25	1.00	1.00	1.25
7	1/2"	1.00	1.25	1.00	1.00	1.25
8	1/2"	1.00	1.25	1.00	1.00	1.25
9	1/2"	1.00	1.25	1.00	1.00	1.25
10	1/2"	1.00	1.25	1.00	1.00	1.25
11	1/2"	1.00	1.25	1.00	1.00	1.25
12	1/2"	1.00	1.25	1.00	1.00	1.25
13	1/2"	1.00	1.25	1.00	1.00	1.25
14	1/2"	1.00	1.25	1.00	1.00	1.25
15	1/2"	1.00	1.25	1.00	1.00	1.25
16	1/2"	1.00	1.25	1.00	1.00	1.25
17	1/2"	1.00	1.25	1.00	1.00	1.25
18	1/2"	1.00	1.25	1.00	1.00	1.25
19	1/2"	1.00	1.25	1.00	1.00	1.25
20	1/2"	1.00	1.25	1.00	1.00	1.25
21	1/2"	1.00	1.25	1.00	1.00	1.25
22	1/2"	1.00	1.25	1.00	1.00	1.25
23	1/2"	1.00	1.25	1.00	1.00	1.25
24	1/2"	1.00	1.25	1.00	1.00	1.25
25	1/2"	1.00	1.25	1.00	1.00	1.25
26	1/2"	1.00	1.25	1.00	1.00	1.25
27	1/2"	1.00	1.25	1.00	1.00	1.25
28	1/2"	1.00	1.25	1.00	1.00	1.25
29	1/2"	1.00	1.25	1.00	1.00	1.25
30	1/2"	1.00	1.25	1.00	1.00	1.25
31	1/2"	1.00	1.25	1.00	1.00	1.25
32	1/2"	1.00	1.25	1.00	1.00	1.25
33	1/2"	1.00	1.25	1.00	1.00	1.25
34	1/2"	1.00	1.25	1.00	1.00	1.25
35	1/2"	1.00	1.25	1.00	1.00	1.25
36	1/2"	1.00	1.25	1.00	1.00	1.25
37	1/2"	1.00	1.25	1.00	1.00	1.25
38	1/2"	1.00	1.25	1.00	1.00	1.25
39	1/2"	1.00	1.25	1.00	1.00	1.25
40	1/2"	1.00	1.25	1.00	1.00	1.25
41	1/2"	1.00	1.25	1.00	1.00	1.25
42	1/2"	1.00	1.25	1.00	1.00	1.25
43	1/2"	1.00	1.25	1.00	1.00	1.25
44	1/2"	1.00	1.25	1.00	1.00	1.25
45	1/2"	1.00	1.25	1.00	1.00	1.25
46	1/2"	1.00	1.25	1.00	1.00	1.25
47	1/2"	1.00	1.25	1.00	1.00	1.25
48	1/2"	1.00	1.25	1.00	1.00	1.25
49	1/2"	1.00	1.25	1.00	1.00	1.25
50	1/2"	1.00	1.25	1.00	1.00	1.25
51	1/2"	1.00	1.25	1.00	1.00	1.25
52	1/2"	1.00	1.25	1.00	1.00	1.25
53	1/2"	1.00	1.25	1.00	1.00	1.25
54	1/2"	1.00	1.25	1.00	1.00	1.25
55	1/2"	1.00	1.25	1.00	1.00	1.25
56	1/2"	1.00	1.25	1.00	1.00	1.25
57	1/2"	1.00	1.25	1.00	1.00	1.25
58	1/2"	1.00	1.25	1.00	1.00	1.25
59	1/2"	1.00	1.25	1.00	1.00	1.25
60	1/2"	1.00	1.25	1.00	1.00	1.25
61	1/2"	1.00	1.25	1.00	1.00	1.25
62	1/2"	1.00	1.25	1.00	1.00	1.25
63	1/2"	1.00	1.25	1.00	1.00	1.25
64	1/2"	1.00	1.25	1.00	1.00	1.25
65	1/2"	1.00	1.25	1.00	1.00	1.25
66	1/2"	1.00	1.25	1.00	1.00	1.25
67	1/2"	1.00	1.25	1.00	1.00	1.25
68	1/2"	1.00	1.25	1.00	1.00	1.25
69	1/2"	1.00	1.25	1.00	1.00	1.25
70	1/2"	1.00	1.25	1.00	1.00	1.25
71	1/2"	1.00	1.25	1.00	1.00	1.25
72	1/2"	1.00	1.25	1.00	1.00	1.25
73	1/2"	1.00	1.25	1.00	1.00	1.25
74	1/2"	1.00	1.25	1.00	1.00	1.25
75	1/2"	1.00	1.25	1.00	1.00	1.25
76	1/2"	1.00	1.25	1.00	1.00	1.25
77	1/2"	1.00	1.25	1.00	1.00	1.25
78	1/2"	1.00	1.25	1.00	1.00	1.25
79	1/2"	1.00	1.25	1.00	1.00	1.25
80	1/2"	1.00	1.25	1.00	1.00	1.25
81	1/2"	1.00	1.25	1.00	1.00	1.25
82	1/2"	1.00	1.25	1.00	1.00	1.25
83	1/2"	1.00	1.25	1.00	1.00	1.25
84	1/2"	1.00	1.25	1.00	1.00	1.25
85	1/2"	1.00	1.25	1.00	1.00	1.25
86	1/2"	1.00	1.25	1.00	1.00	1.25
87	1/2"	1.00	1.25	1.00	1.00	1.25
88	1/2"	1.00	1.25	1.00	1.00	1.25
89	1/2"	1.00	1.25	1.00	1.00	1.25
90	1/2"	1.00	1.25	1.00	1.00	1.25
91	1/2"	1.00	1.25	1.00	1.00	1.25
92	1/2"	1.00	1.25	1.00	1.00	1.25
93	1/2"	1.00	1.25	1.00	1.00	1.25
94	1/2"	1.00	1.25	1.00	1.00	1.25
95	1/2"	1.00	1.25	1.00	1.00	1.25
96	1/2"	1.00	1.25	1.00	1.00	1.25
97	1/2"	1.00	1.25	1.00	1.00	1.25
98	1/2"	1.00	1.25	1.00	1.00	1.25
99	1/2"	1.00	1.25	1.00	1.00	1.25
100	1/2"	1.00	1.25	1.00	1.00	1.25

DEV. SERVICES

2005 JUN - 8 A 9 16

Bury Partners
LAND DEVELOPMENT
10000 N. LOOP WEST, SUITE 100
DALLAS, TEXAS 75243
TEL: 214.635.1000
FAX: 214.635.1001
WWW.BURYPARTNERS.COM

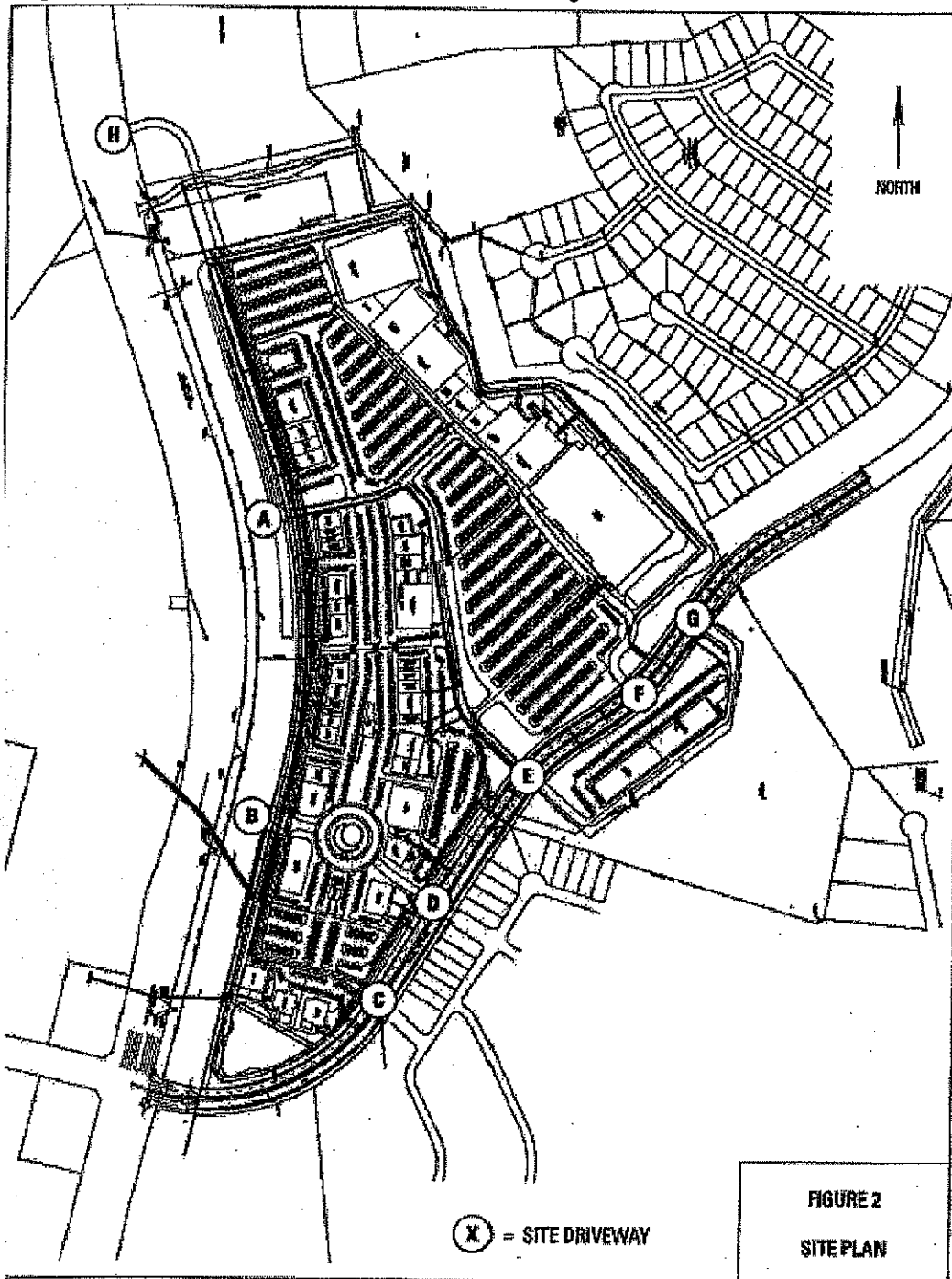
DBI
d. Bregal, Integrative, Inc.
10000 N. LOOP WEST, SUITE 100
DALLAS, TEXAS 75243
TEL: 214.635.1000
FAX: 214.635.1001
WWW.DBI-INC.COM

**A REVISION TO:
PRELIMINARY OVERALL
DEVELOPMENT PLAN
#288/MDP
ENCINO PARK**

**VILLAGE AT STONE OAK
SAN ANTONIO, TX**

PLATTING SCALE: 1" = 100'
DATE REVISION: 02/27/05
REVISION: 02/27/05
DRAWN BY: DBC
CHECKED BY: DBC
PROJECT NO.: 130-16-00

**SHEET
1
OF 1**





City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: May 25, 2005

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

MDP# 864

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ MDP/ P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Flexible Development District

☐ Urban Development (UD)

☐ Rural Development (RD)

Farm and Ranch (FR)

☐ Mix Light Industrial (MI-1)

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian Plan (PP)

☐ Other: _____

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Village at Stone Oak

Owner/Agent: DDR DB Stone Oak LP Phone: (972) 714-0765 Fax: (972) 714-0766

Address: 5605 N. MacArthur Blvd., Suite 2 Zip code: 75038

Engineer/Surveyor: Bury + Partners-SA, Inc. Phone: (210) 525-9090 Fax: (210) 525-0529

Address: 10000 San Pedro Ave, Suite 100 Zip code: 78216

Contact Person Name: Kevin Love, P.E. E-mail: klove@burypartners.com



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: May 25, 2005

Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number:
--	---------------------

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Flexible Development District ☐ Pedestrian Plan (PP)
- ☐ Urban Development (UD) ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
- ☐ Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Village at Stone Oak

Owner/Agent: DDR DB Stone Oak LP Phone: (972) 714-0765 Fax: (972) 714-0766

Address: 5605 N. MacArthur Blvd., Suite 2 Zip code: 75038

Engineer/Surveyor: Bury + Partners-SA, Inc. Phone: (210) 525-9090 Fax: (210) 525-0529

Address: 10000 San Pedro Ave, Suite 100 Zip code: 78216

Contact Person Name: Kevin Love, P.E. E-mail: klove@burypartners.com

February 23, 2004

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

A 96.08 acre, or 4,185,267 square feet more or less, tract of land out of a called 1,036 acre tract of land identified as tract 1 and described in special warranty deed in volume 6057, page 1701-1748 of the official public records of real property for Bexar County Texas, out of the WM Brisbin Survey No. 89 1/2, Abstract 54, County Block 4900 and the WM Brisbin Survey No. 396 1/2, Abstract 55, County Block 4923, Now in New City Blocks (N.C.B.) 18218 and 18217 of the City of San Antonio of Bexar County, Texas.

Existing zoning: B-3R ERZD & B-3 ERZD

Proposed zoning: SAME

Projected # of Phases: 1

Number of dwelling units (lots) by Phases: 4 lots, 1 phase

Total Number of lots: 4 divided by acreage: 85.095 = Density: 0.047

(PUD Only) Linear feet of street _____
☐ Private ☐ Gated ☐ Attached
☒ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 9 School District: Northeast Ferguson map grid: E3 & E4, Page 483

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Encino Park No. 268

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Village at Stone Oak No. 050270

Name _____ No. _____

DEV. SERVICES

2005 JUN - 8 A 9:16

February 23, 2004

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

DEV. SERVICES
2005 JUN - 8 A 9:16

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- N/A ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- N/A ☐ Certificate of agency or power of attorney if other than owner;
- N/A ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates; *located in CAD file.*
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

February 23, 2004

Page 3 of 5

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

DEV. SERVICES
2005 JUN -8 A 9:16

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- N/A* ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- N/A* ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- N/A* ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- N/A* ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- N/A* ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

DEV. SERVICES
2005 JUN - 8 A 9:16

- ☒ Traffic Impact Analysis (section 35-502).
- N/A* ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- N/A* ☐ (PUD Only) Lots numbered as approved by the City.
- N/A* ☐ (PUD Only) Layout shall show where lot setbacks as required.
- N/A* ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Village at Stone Oak MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Kevin Love Signature: [Signature]

Date: 5-27-05 Phone: (210) 525-9090 Fax: (210) 525-0529

E-mail: klove@brypartners.com



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other:

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

(Check One)

Project Name: Village at Stone Oak

Engineer/Surveyor: Bury + Partners-SA, Inc.

Address: 10000 San Pedro Ave, Suite 100 **Zip code:** 78216

Phone: (210) 525-9090 **Fax** (210) 525-0529

Contact Person Name: Kevin Love, P.E. **E-mail:** klove@burypartners.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval**

☐ **I do not recommend approval**

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Not
Approved
6-10-05

<u>Case Manager</u>	
Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov	Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

(Check One)

Project Name: Village at Stone Oak **File#** _____
Engineer/Surveyor: Bury + Partners-SA, Inc.
Address: 10000 San Pedro Ave, Suite 100 **Zip code:** 78216
Phone: (210) 525-9090 **Fax** (210) 525-0529
Contact Person Name: Kevin Love, P.E. **E-mail:** klove@burypartners.com
Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP
Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DISABILITY

Project name _____
MDP # _____

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT
SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY
PER UDC ARTICLE 5, DIVISION 2: 35-506(q.)

Also include a cross-section profile view of the street showing width
and placement of sidewalk.

Michael O. Herrera
Signature

Planner II
Title

6.10.05
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



0503021

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)

(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Flexible Development District ☐ Pedestrian Plan (PP)
- ☐ Urban Development (UD) ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (ML-1)
- ☐ Plat Certification Request ☐ Other: _____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Village at Stone Oak

File# _____

Engineer/Surveyor: Bury + Partners-SA, Inc.

Address: 10000 San Pedro Ave, Suite 100

Zip code: 78216

Phone: (210) 525-9090

Fax: (210) 525-0529

Contact Person Name: Kevin Love, P.E.

E-mail: klove@burypartners.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development. (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

RECEIVED
MAY 27 PM 4:01
LAND DEVELOPMENT
SERVICES DIVISION
2005 JUN 15 PM 2:05
SAN ANTONIO WATER SYSTEM
ADDITIONAL STUDIES

SAWS



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Village at Stone Oak MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

100 year Flood Plain Shown and Buffering (if applicable)

- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

Quinn S. Murley
Signature

Supervision
Title

7/15/05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Plat # 050270

Plat Name: Village at Stone Oak

Project Engineers/Surveyors or Firm Name: Bury + Partners-SA, Inc.

Address: 10000 San Pedro Ave., Suite 100

Phone # (210) 525-9090 **Fax #:** (210) 525-0529 **E-mail:** klove@burypartners.com

Planning Department

Required Items for Completeness Review

Completed and signed Application Form

Appropriate Plan Review Fee

Digital information (MDP's and PUD)

8 1/2 " x 11" Reduced Copy (MDP's and PUD)

Storm Water Management Plan (MDP's and PUD)

DEV. SERVICES
2005 JUN - 8 A 9:16

• **(Plats Only):**

4 copies (folded) with Planning Department Request for Review form (attached):

(1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

• **(Master Development Plans and PUD Plans): 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

☐ Master Development Plan

☐ Major Thoroughfare

☐ Neighborhoods ☐ Historic

☐ Disability Access (Sidewalks)

☐ Zoning

☐ SAWS Aquifer

☐ Storm Water Engineering

☐ Street and Drainage

☐ Traffic T.I.A.

☐ Building Inspection - Trees

☐ Parks - Open space

☐ Fire Protection

☐ Bexar County Public Works

☐ Other: _____

☒ Accepted

☒ Rejected

Completeness Review By: Dustin Finley Date: 6/8/05

Ernest Brown

From: Christopher Looney
Sent: Tuesday, July 12, 2005 4:24 PM
To: 'klove@burypartners.com'
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera; Roderick Sanchez
Subject: Village at Stone Oak MDP

Village at Stone Oak MDP

Zoning: Approved with a condition that the zoning labels on the MDP be changed to reflect the current zoning, i.e. change the "B-3" ERZD and "B-3R" ERZD labels to the current names: "C-3 ERZD" and C-3R ERZD".

Thank you.

*Christopher Looney
Senior Planner - Zoning/BOA
Development Services Department
City of San Antonio, Texas*

**ZONING
7-12-05**

Ernest Brown

From: Karen.Stahn@saws.org
Sent: Friday, July 15, 2005 4:01 PM
To: Ernest Brown
Cc: klove@burypartners.com
Subject: SAWS Review of "Village at Stone Oak MDP" Recommend Approval

Attached is SAWS Aquifer Protection & Evaluation review of the above project.

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

Patricia Wallace

From: Love, Kevin [klove@burypartners.com]
Sent: Wednesday, October 12, 2005 2:14 PM
To: Michael Herrera
Cc: Patricia Wallace
Subject: RE: Village at Stone Oak MDP

Mike or Patricia,
Can I now submit our final MDP? You should have all of the approvals now.

Thanks.

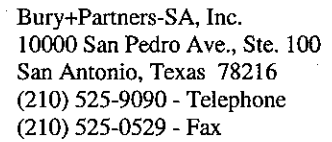
-----Original Message-----

From: Ismael Segovia [mailto:ISegovia2@sanantonio.gov]
Sent: Wednesday, October 12, 2005 9:36 AM
To: Love, Kevin
Cc: Michael Herrera; Patricia Wallace
Subject: Village at Stone Oak MDP

<<MDP Village at Stone Oak Memo.doc>>

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283



To: Ernest Brown

Project No.: 50138-16.00

Company: City of San Antonio - Development Services

Date: 8/12/05

Address: 1901 S. Alamo Street

CC:

San Antonio, Texas 78204

Re: Village at Stone Oak – San Antonio, Texas

☐ Delivery

☐ Overnight☐ Pick-Up☒ Courier☐ Other

~ Notes ~

Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By: Kevin Love, P.E.

Patricia Wallace

From: Patricia Wallace
Sent: Wednesday, October 12, 2005 3:53 PM
To: 'Love, Kevin'
Cc: Michael Herrera
Subject: RE: Village at Stone Oak MDP

The letter dated September 28 was not in the file. I just received another copy from Junaid. With that, I can update the file. I will forward the file with all the approvals to Michael Herrera for final review and approval letter. Yes, please submit a final copy with all of the revisions. Thanks.

Trish Wallace, AICP
City of San Antonio
Development Services, MDP Division
(210) 207-7207

-----Original Message-----

From: Love, Kevin [mailto:klove@burypartners.com]
Sent: Wednesday, October 12, 2005 3:14 PM
To: Patricia Wallace; Junaid A Malik
Subject: RE: Village at Stone Oak MDP

*Approval Letter?
(waiting for final plan w/ revisions approved).*

Please review the below email that I received. We have been approved. Possibly Storm Water has not sent you the approval letter yet.

-----Original Message-----

From: SysOps [mailto:sysoperators@sanantonio.gov]
Sent: Wednesday, September 28, 2005 4:21 PM
To: Love, Kevin
Subject: PLAT: 2005000270 VILLAGE @ STONE OAK ELI

THE CERTIFICATION AND REVIEWS SUMMARY FOR PLAT 2005000270 STMWTR
WERE MODIFIED ON: 09/28/2005 16:20 NEW STATUS IS: ACTION - APPROVED

-----Original Message-----

From: Patricia Wallace [mailto:PWallace@sanantonio.gov]
Sent: Wednesday, October 12, 2005 2:47 PM
To: Love, Kevin; Michael Herrera
Subject: RE: Village at Stone Oak MDP

StormWater has not approved. The last correspondence, dated September 23, 2005 indicates that there are still substantive stormwater issues that need to be addressed.

Trish Wallace, AICP
City of San Antonio
Development Services, MDP Division
(210) 207-7207

-----Original Message-----

From: Love, Kevin [mailto:klove@burypartners.com]
Sent: Wednesday, October 12, 2005 2:14 PM
To: Michael Herrera
Cc: Patricia Wallace
Subject: RE: Village at Stone Oak MDP

Mike or Patricia,
Can I now submit our final MDP? You should have all of the approvals now.

Thanks.

-----Original Message-----

From: Ismael Segovia [mailto:ISegovia2@sanantonio.gov]
Sent: Wednesday, October 12, 2005 9:36 AM
To: Love, Kevin
Cc: Michael Herrera; Patricia Wallace
Subject: Village at Stone Oak MDP

<<MDP Village at Stone Oak Memo.doc>>

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

Ernest Brown

From: Ernest Brown
Sent: Thursday, September 01, 2005 4:00 PM
To: 'klove@burypartners.com'
Cc: Michael Herrera
Subject: FW: Village at Stone Oak MDP

Good afternoon Mr. Love,

The following are MDP/MTP review comments.

MDP/MTP does not recommend approval of the above referenced plan for the following reasons:

UDC 35-B101, Two TX. Pl. Cood.

I hope this helped. If I can be of further assistance to you please feel free to contact me.

Have a great day.

-----Original Message-----

From: Ernest Brown
Sent: Friday, June 17, 2005 2:43 PM
To: 'klove@burypartners.com'
Cc: Michael Herrera
Subject: Village at Stone Oak MDP

Good afternoon Mr. Love,

The following are MDP/MTP review comments.

MDP/MTP does not approved of the above referenced plan for the following reasons:

Proposed plan need to address UDC 35-B101
Annotate MDP boundary limits
Identify area of vesting
Need location map

I hope this helped. If I can be of further assistance to you please feel free to contact me.

Have a great day.

IT'S SHOW ON
PLAN (W - - - -
E - - - -)

Ernest Brown

From: Ernest Brown
Sent: Friday, June 17, 2005 2:43 PM
To: 'klove@burypartners.com'
Cc: Michael Herrera
Subject: Village at Stone Oak MDP

Good afternoon Mr. Love,

The following are MDP/MTP review comments.

MDP/MTP does not approved of the above referenced plan for the following reasons:

Proposed plan need to address UDC 35-B101
Annotate MDP boundary limits
Identify area of vesting
Need location map

I hope this helped. If I can be of further assistance to you please feel free to contact me.

Have a great day.

Ernest Brown

From: Richard Chamberlin
Sent: Monday, August 15, 2005 3:15 PM
To: Ernest Brown; Michael Herrera; 'klove@burypartners.com'
Cc: Marc Courchesne
Subject: Village at Stone Oak MDP

TIA recommends approval of the above referenced MDP.



Village @ StoneOak
MDP.pdf

Richard Chamberlin, P.E.
TIA/Streets Engineer
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507
rchamberlin@sanantonio.gov

TIA

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division

FROM: Development Services TIA Division

COPIES TO: File

SUBJECT: Village at Stone Oak, MDP Level 3 TIA, 2005TIA0726

DATE: July 19, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Village at Stone Oak Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Village at Stone Oak Development is located at the northeast quadrant of the intersection of US 281 and Stone Oak Parkway in San Antonio. The proposed development will consist of 578,029 square feet of shopping center and 28,400 square feet of high-turnover restaurant. The Village at Stone Oak is estimated to generate 776 AM peak hour trips and 2,303 PM peak hour trips with a total of 24,853 daily trips by the year 2009.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Village at Stone Oak Development MDP, at no cost to the City of San Antonio: (See Attached Site Layout)

- US 281 and Driveway A and Driveway B – These intersection will be a temporary access point until the completion of the US 281 frontage roads. Driveway A and B should be constructed with a minimum 30 foot cross-section and operate as a right-in/right-out driveway with a minimum 30 foot cross section consisting of one outbound lane and one inbound lane.
- US 281 and Driveway H – This intersection should be a right-turn exit only driveway located a minimum of 730 feet north of the end of the taper of the northbound entrance ramp to US 281.
- Stone Oak Parkway and Driveway C – This intersection should be constructed as a right-in/right-out driveway with a minimum 30 foot cross section consisting of one outbound lane and one inbound lane.
- Stone Oak Parkway and Driveway D, E, and F – These intersections should be constructed with a minimum 40 foot cross section consisting of two outbound lanes and one inbound lane.
- Stone Oak Parkway and Driveway G – This intersection should be constructed as a right-in/right-out driveway with a minimum 30 foot cross section consisting of one outbound lane and one inbound lane.
- Incorporate traffic control improvements such as signing and pavement markings into the site plan that conform to the *Texas Manual on Uniform Traffic Control Devices* for consistent, uniform traffic control.
- Construct driveways with throat lengths in accordance with UDC 35-506(r) Table 506-7. Minimum Driveway Throat Lengths
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.

- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for upgrading capacity and installing a traffic signal (when warranted and approved by Public Works – Traffic and Development Services – TIA Reviews) at Driveway D and Stone Oak Parkway and/or Driveway E and Stone Oak Parkway as required by Public Works. The traffic signal shall be coordinated with all traffic signals on Stone Oak Parkway.
- The developer shall provide sufficient left-turn storage lanes, with a bay taper and transition (UDC - 35-506, (m), (2) on Stone Oak Parkway at Driveways D, E and F and at US 281, and right-turn deceleration lanes with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C, on US 281 as per TxDOT requirements on US 281 at driveways A and B.
- **It should be understood that the submitted TIA concurrent with the proposed Village at Stone Oak MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan.** All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.



Marc A. Courchesne
Senior Engineering Technician

Approved by:



Richard W. Chamberlin, P.E.
Engineer
Development Services TIA Division

2005TIA0726

Ernest Brown

From: Marc Courchesne
Sent: Monday, June 20, 2005 11:44 AM
To: Ernest Brown; Richard Chamberlin; Marc Courchesne; 'klove@burypartners.com'
Subject: Village @ Stone Oak, MDP **DISAPPROVAL**

TIA recommends the disapproval of the Village at Stone Oak MDP. In order to expedite the approval of this MDP, please provide the following:

- \$1000.00 review fee
- Revise TIA

Redlines are in the engineer pick up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Ernest Brown, Planner II

FROM: Junaid Malik, E.I.T.

COPIES TO: Michael Herrera, Sam Dent, P.E., Kevin Love, P.E., File

SUBJECT: Village at Stone Oak
Elm Creek Watershed

**STORM
WATER**

9-28-03

September 28, 2005

Storm Water Engineering has reviewed this MDP submittal and has no comments. This MDP can be released at this time.

Junaid Malik, E.I.T.
Storm Water Engineering

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Ernest Brown, Planner II

100 - Stormwater

FROM: Junaid Malik, E.I.T.

COPIES TO: Michael Herrera, Sam Dent, P.E., Kevin Love, P.E., File

SUBJECT: Village at Stone Oak
Elm Creek Watershed

September 23, 2005

Storm Water Engineering has reviewed this MDP submittal and has the following comments:

1. This MDP cannot be released at this time.
2. Based on the best available data for the downstream impact analysis, the proposed commercial development will have a significant impact on habitable structures in Redland Ranch Subdivision Unit 5 PUD. This subdivision is located at the intersection of Redland Road and Jones Maltsberger Road within loop 1604. Detention is required.

Junaid Malik, E.I.T.
Storm Water Engineering

~~Not approved~~

Ernest Brown

From: Junaid A Malik
Sent: Monday, July 25, 2005 2:50 PM
To: Michael Herrera
Cc: Ernest Brown; Sam Dent; 'klove@burypartners.com'
Subject: Village at Stone Oak MDP



COSADOCS-#3095
64-v1-Village_at...

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Ernest Brown, Planner II

FROM: Junaid Malik, E.I.T.

COPIES TO: Michael Herrera, Sam Dent, P.E., Kevin Love, P.E., File

SUBJECT: Village at Stone Oak
Elm Creek Watershed

July 25, 2005

Storm Water Engineering has reviewed this MDP submittal and has the following comments:

1. This MDP cannot be released at this time.
2. Provide a copy of the Master Development Plan.
3. Provide copies of the relevant portions of the studies referenced for the 2000' downstream analysis.

Junaid Malik, E.I.T.
Storm Water Engineering

Ernest Brown

From: Abigail Kinnison
Sent: Tuesday, August 30, 2005 3:07 PM
To: 'Love, Kevin'; Michael Herrera
Cc: Christina De La Cruz; Ernest Brown
Subject: RE: Village at Stone Oak MDP

BIKES

I recommend approval.

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

-----Original Message-----

From: Love, Kevin [mailto:klove@burypartners.com]
Sent: Tuesday, August 30, 2005 2:21 PM
To: Abigail Kinnison; Michael Herrera
Cc: Christina De La Cruz; Ebony Brown
Subject: Village at Stone Oak MDP

Abigail, Mike and Ernest,

I returned the revised MPD/POADP revision to everyone that had comments. I have not received a response regarding bicycle facilities. I put a note on the plan which states that the bicycle facilities ordinance will be complied with. I believe Public Works has what is needed to ensure the bike paths will be provided. I am reluctant to commit to a specific configuration of sidewalks and bicycle paths on the cross section because we are still working to see what will work best. As I see it, we are obligated to comply with the bicycle ordinance regardless of whether or not it is even mentioned on the MDP/POADP. The ordinance is required to be complied with during street plan submittal (across drainage easements) or building permitting when sidewalks are usually built. I believe further comments regarding details related to the cross section only expresses feelings of paranoia which are not warranted in dealings with ME. Please respond with your concurrence.

Ernest,

Please let me know if there are any other outstanding approvals.

Thanks to all,
Kevin

CONFIDENTIALITY NOTE: This e-mail and any files transmitted with it contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination or copying of this e-mail or any of its attachment(s) is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system.

Ernest Brown

From: Abigail Kinnison
Sent: Wednesday, August 03, 2005 2:19 PM
To: 'Love, Kevin'
Cc: Michael Herrera; Christina De La Cruz; Ernest Brown; Heimer, Larry; Johnson, Mark; Jason Cosby
Subject: RE: Village at Stone Oak

Kevin,

Based on further research as well as meeting with you personally, the recommendation for the inclusion of bicycle facilities on the Village at Stone Oak remains. However, the attached street section is acceptable, does not require the dedication of additional ROW and we feel would provide a safe bicycle facility for the development. Please let me know should you have additional questions.

Thanks.
Abigail

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

-----Original Message-----

From: Love, Kevin [mailto:klove@burypartners.com]
Sent: Tuesday, July 26, 2005 10:47 AM
To: Abigail Kinnison
Cc: Michael Herrera; Christina De La Cruz; Ernest Brown; Heimer, Larry; Johnson, Mark
Subject: RE: Village at Stone Oak

Please let me know the earliest that you all would be available to meet. I need to discuss these requirements with all of you as well as the implications for this project as well as others.

Thanks,
Kevin

-----Original Message-----

From: Abigail Kinnison [mailto:AKinnison@sanantonio.gov]
Sent: Tuesday, July 26, 2005 10:21 AM
To: Love, Kevin
Cc: Michael Herrera; Christina De La Cruz; Ernest Brown
Subject: RE: Village at Stone Oak

An 8-ft bike path with 5-ft separation are the minimum requirements for bicycle facilities on arterials. An additional foot will need to be dedicated to meet these requirements.

-----Original Message-----

From: Love, Kevin
Sent: Thursday, July 14, 2005 2:46 PM
To: 'Abigail Kinnison'
Cc: Ernest Brown; Michael Herrera; Christina De La Cruz; Johnson, Mark; Kirk Pearson (E-mail 2)

8/3/2005

Subject: RE: Village at Stone Oak

We are constructing the second half of a bridge which is about 280-ft long. An 8-ft bicycle path plus the 5-ft separation equals 13-ft. A secondary arterial type A which Stone Oak is only has 12-ft of parkway which means the parkway is not wide enough. How are other developers handling this? Please advise.

Thanks,
Kevin Love

-----Original Message-----

From: Abigail Kinnison [mailto:AKinnison@sanantonio.gov]

Sent: Thursday, July 14, 2005 1:18 PM

To: Love, Kevin

Cc: Ernest Brown; Michael Herrera; Christina De La Cruz

Subject: Village at Stone Oak

Village at Stone Oak

I do NOT recommend approval.

Comments:

- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), all future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- New arterial roadways require an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot separation from the roadway.

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

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Cc: Ernest Brown; Michael Herrera; Christina De La Cruz
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Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

Ernest Brown

From: Abigail Kinnison
Sent: Wednesday, August 03, 2005 3:01 PM
To: Abigail Kinnison; 'Love, Kevin'
Cc: Michael Herrera; Christina De La Cruz; Ernest Brown; Heimer, Larry; Johnson, Mark; Jason Cosby
Subject: RE: Village at Stone Oak

I apologize, I forgot the attachment.

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From: Abigail Kinnison
Sent: Wednesday, August 03, 2005 2:19 PM
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Cc: Michael Herrera; Christina De La Cruz; Ernest Brown; Heimer, Larry; Johnson, Mark; Jason Cosby
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Thanks.
Abigail

Abigail Kinnison, AICP
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Department of Public Works
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Ernest Brown

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Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
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Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

7/26/2005

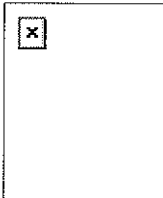
Blank

Page 2 of 2

Ernest Brown

From: Joan Miller
Sent: Friday, September 09, 2005 2:51 PM
To: 'klove@burypartners.com'
Cc: Ernest Brown; Michael Herrera; Debbie Reid
Subject: Village at Stone Oak

*Trees
9-9-05*



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 9/9/05

Subject: Master Development Plan – Village at Stone Oak MDP

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards
- 2003 Tree Preservation ordinance (35 acres) and is vested from the Tree Preservation Ordinance on 35 acres.

The portion of the project under the 2003 Tree Ordinance has complied at the MDP stage and no other tree permits will be necessary. Any changes to the plan will be charged a \$75 review fee.

If you have any further questions, please contact me at (210) 207-8265.

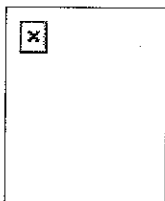
Sincerely,

Joan Miller

9/9/2005

Ernest Brown

From: Joan Miller
Sent: Tuesday, August 16, 2005 8:58 AM
To: 'klove@burypartners.com'
Cc: 'aniebla@burypartners.com'; Ernest Brown; Michael Herrera; Debbie Reid
Subject: VILLAGE @ STONE OAK MDP, second tree disaprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 8/16/05

Subject: Master Development Plan Village at Stone Oak, A/P #1137316

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- \$75 Plan Review fee (Please make check payable to City of San Antonio and include AP number on check).

Technical Review:

- Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- Other: Is the Tree Stand Delineation submittal meant to be a Tree Preservation Plan?

If you have any further questions, please call me at (210) 207-8265.

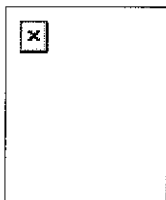
Sincerely,

Joan Miller
Administrative Assistant II

8/16/2005

Ernest Brown

From: Mark C. Bird
Sent: Thursday, June 16, 2005 3:39 PM
To: 'klove@burypartners.com'
Cc: 'aniebla@burypartners.com'; Ernest Brown; Michael Herrera; Joan Miller
Subject: Re-send VILLAGE @ STONE OAK MDP, tree disaprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 6/16/05

Subject: Master Development Plan Village at Stone Oak, A/P #1137316

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

Copy of the MDP

Master Tree Stand Delineation Plan with basic non-committal information

X \$75 Plan Review fee

Technical Review:

There are additional protected trees to be delineated

Square footage of project and of tree canopy area

X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

X Other: Is the Tree Stand Delineation submittal meant to be a Tree Preservation Plan?

CORRECT THE LEGEND ON THE TREE STAND DELINEATION SUBMITTAL TO STATE BLUE LINES AS CANOPY TO BE REMOVED.

If you have any further questions, please call me at (210) 207-0278.

6/16/2005

Sincerely,

Mark Bird
Special Projects Officer

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT
Interdepartment Correspondence Sheet

PHS
10-12-05

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Patricia Wallace, Planner II, Development Services Department
SUBJECT: Village at Stone Oak Master Development Plan

DATE: October 12, 2005

I recommend approval of Village at Stone Oak Master Development Plan.

Village at Stone Oak is a proposed commercial development and is therefore not subject to a Park Dedication Requirement.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Ernest Brown

Streets

From: Sam Dent
Sent: Sunday, August 28, 2005 12:20 PM
To: Love, Kevin
Cc: Ernest Brown
Subject: MDP Review Comments - Village @ Stone Oak

See attached.

Sam Dent, P.E.
Chief Engineer
DSD - Engineering
City of San Antonio

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE**

TO: Kevin Love, P.E.
Bury + Partners-SA, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: August 28, 2005

SUBJECT: MDP Review Comments
Village @ Stone Oak

1. Based upon the information provided, the above referenced MDP is approved.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Patricia Wallace

From: Christopher Looney
Sent: Friday, October 14, 2005 3:20 PM
To: 'jtober@burypartners.com'
Cc: Patricia Wallace; Robert Lombrano; Michael Herrera
Subject: Village at Stone Oak MDP (Revised)

Village at Stone Oak MDP (Revised)

Zoning: Approved
C-3R ERZD and C-3 ERZD

Thank you,
Chris

Christopher Looney
Senior Planner
Development Services Department
City of San Antonio, Texas

zoning

Development Services Department's goal is to provide the highest levels of customer satisfaction and your candid feedback is an integral part of our efforts to better serve you. We invite you to please take a few moments and tell us how we're doing. Please click on the following link to get to our survey. [Survey <http://www.sanantonio.gov/dsd/survey.asp>](http://www.sanantonio.gov/dsd/survey.asp)

Ernest Brown

From: Kay Hinds
Sent: Monday, August 22, 2005 5:12 PM
To: Michael Herrera
Cc: Ernest Brown; 'klove@burypartners.com'
Subject: Village at Stone Oak MDP

Importance: High

HISTORIC
8-22-2005

Mike:

Staff of the HPO has reviewed the above referenced MDP. Cultural resources exist within the project area that should be documented/reassessed before the project moves forward. Please find attached our letter review.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Village at Stone Oak
MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera

From: Kay Hindes, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Village at Stone Oak MDP

Date: 8-23-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites 41BX750 and 41BX759 have been previously identified within/nearby the above referenced property. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

Letter of Transmittal

To: Mike Herrera

Project No.: 50138-16.36

Company: City of San Antonio

Date: 10/18/05

Address: 1901 S. Alamo St.

cc:

San Antonio, Texas 78204

Re: Village @ Stone Oak – MDP final submittal

☒ Delivery

☐ Overnight

☐ Pick-Up

☐ Courier

☐ Other

Quantity	Description of Item(s)
8	Folded MDP Copies
1	8 1/2" x 11" MDP reduction
1	Digital Copy

RECEIVED
05 OCT 18 PM 3:10
LAND DEVELOPMENT
SERVICES DIVISION

Notes

Mr. Huerra,

Attached are the copies required for MDP approval. Please let me know if you need anything else.

Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By: Joseph E. Tober, E.I.T.

JE Tober

Letter of Transmittal

To: Ernest Brown

Project No.: 50138-16.70

Company: City of San Antonio – Planning

Date: 08/01/05

Address: 1901 S. Alamo Street

cc:

San Antonio, Texas 78205

Re: Village at Stone Oak – Revised MDP

☒ Delivery

☐ Overnight

☐ Pick-Up

☐ Courier

☐ Other

Quantity	Description of Item(s)
1	Revised M.D.P.

~Notes~

Mr. Brown,

Attached is a copy of the revised overall development plan per your comments.

Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By: Joseph E. Tober

JE Tober
JS

RECEIVED
05 AUG -1 PM 2:18
LAND DEVELOPMENT
SERVICES DIVISION



Bury+Partners-SA, Inc.
10000 San Pedro Ave., Ste. 100
San Antonio, Texas 78216
(210) 525-9090 - Telephone
(210) 525-0529 - Fax

RECEIVED

05 SEP -6 PM 3:59

LAND DEVELOPMENT
SERVICES DIVISION

Letter of Transmittal

To: Ernest Brown

Project No.: 50138-16.27

Company: City of San Antonio – Planning

Date: 09/06/05

Address: 1901 S. Alamo Street

cc:

San Antonio, Texas 78205

Re: Village at Stone Oak – POADP Revision

☐ Delivery

☐ Overnight

☐ Pick-Up

☒ Courier

☐ Other

Quantity	Description of Item(s)
1	Revised M.D.P.

~Notes~

Mr. Brown,

Here is the revised MDP with coordinates. Can we now submit our 15 copies?

Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By: Kevin Love, P.E.

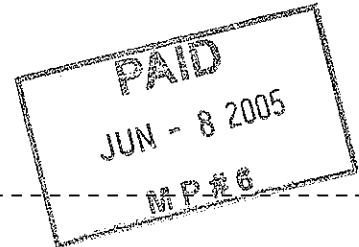
REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3296783

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 6/8/2005
DUE DATE 6/08/2005

50-05-5574
DAVID BERNDT INTERESTS, INC.
5605 N. MACARTHUR BLVD. STE 210
IRVING, TEXAS 75038



MDP 864

PHONE: (972) 714-0765

VILLAGE AT STONE OAK MDP

REL:
CITY FACILITY LOCATION: 100 COMMERCE ST W
P.O.

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/8/2005	3296783	50-05-5574	6/08/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

REL
CITY
P.O.
INV
6/

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	06/08/2005		CK#3303	
END	06/08/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

BURY + PARTNERS - SA, INC.
MANAG. S ACCOUNT

3403

(210) 525-9090
10000 SAN PEDRO AVENUE, SUITE 100
SAN ANTONIO, TEXAS 78216

DATE 5/27/15

30-9/1140
59

PAY
TO THE
ORDER OF

City of San Antonio

\$ 381.10

Three Hundred Eighty One & 10/100

DOLLARS ☒

Security features
are included
on the back.



Frost National Bank

Austin, Texas 78767
www.frostbank.com

5013816-05

FOR

Master Development Plan Review Fee

[Signature]

MP

⑈003403⑈ ⑈1114000093⑈ 591103687⑈

DAVID BERNDT INTERESTS, INC.

City of San Antonio

POADP Revision

3/31/2005

3303

500.00

Cash - DBI - Compass Ban Stone Oak - POADP Revision

500.00